

DOC# 5247
ADOPTED

MEMORANDUM**NOVEMBER 16, 1989**

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ACTING ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF PARCELS SE-70,
SE-71 AND 29A, LOCATED AT 1783-1789 WASHINGTON STREET
AND 135-141 NORTHAMPTON STREET, 1777-1781 WASHINGTON
STREET AND 1797-1815 WASHINGTON STREET.

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY (BRA) GRANT FINAL DESIGNATION TO THE ROXBURY CORNERS LIMITED PARTNERSHIP AS REDEVELOPER OF PARCELS 29A, SE-70 AND SE-71 FOR THE PURPOSE OF CREATING 54 LIMITED-EQUITY COOPERATIVE HOUSING UNITS (OF WHICH 41 WILL BE AFFORDABLE TO LOW- AND MODERATE-INCOME FAMILIES), 5,889 SQUARE FEET OF COMMERCIAL SPACE AND 19 SURFACE PARKING SPACES.

Parcel 29A, located at 1797-1815 Washington Street, consists of approximately 24,040 square feet of vacant land. Parcels SE-70 and SE-71, located at 1777-1789 Washington Street and 135-141 Northampton Street, consist of a four-and-one-half story building and a two-story mixed-use building on approximately 11,915 square feet of land. There are three businesses located at 1777-1789 Washington Street: M & M Barber, Jack's Men's Shop and Shoe Shine Parlor. The buildings are otherwise vacant. These parcels are included as part of the BRA's South End Neighborhood Housing Initiative (SENHI) program.

The developer of the Roxbury Corners Housing project will demolish 135-141 Northampton Street and replace it with a four-story brick building.

On October 8, 1987, a team made up of the United South End/Lower Roxbury Development Corporation (UDC), the Boston Bank of Commerce (BBC) and the United Neighbors of Lower Roxbury, Inc. (UNLR) was granted tentative designation as redevelopers of Parcel 29A for the purpose of creating 45 mixed-income rental housing units, 3500 square feet of first-floor commercial space and 31 parking spaces.

To make this project more economically feasible, Parcels SE-70 and SE-71 were combined with Parcel 29A to increase the potential number of housing units that could be created as part of this project. On December 8, 1988, the UDC/BBC/UNLR team received tentative designation as redeveloper of Parcels SE-70 and SE-71 for the purpose of creating an additional 16 rental housing units, 4215 square feet of commercial space and six parking spaces. At this time, the developer's plans for Parcel 29A were modified to allow for a reduction in the number of housing units to be created on that site from 45 to 32, yielding a total of 48 units on three parcels.

To facilitate the progress on this project, the UDC/BBC/UNLR team has created a legal entity that will hold title to Parcels 29A, SE-70 and SE-71 called Roxbury Corners Limited Partnership ("the Partnership"). The general partners of the Partnership will be the UDC Housing Development Corporation and the Roxbury Corners Cooperative Corporation.

The development team has revised its proposal so Roxbury Corners can be expected to produce a total of 54 limited-equity cooperative units, 5889 square feet of commercial space and 19 surface parking spaces on Parcels 29A, SE-70 and SE-71. Of the 54 housing units, 22 will be made available for low-income families and 19 will be made available for moderate-income families. There will be two studio units, five one-bedroom units, 25 two-bedroom units, 19 three-bedroom units and three four-bedroom units.

The total development cost for this project has been estimated at \$8,712,642. The developer has received preliminary approval for funding from the Massachusetts Housing Finance Agency in the amount of \$5,314,258. The Secretary of the Executive Office of Communities and Development (EOCD) has awarded the development team a conditional funding reservation of \$232,932 for the first year from the Rental Housing Development Action Loan (R-DAL) program. Furthermore, the development team is seeking \$500,000 from EOCD's Housing Innovations Fund, and \$1,325,000 in funds allocated by the City's Neighborhood Housing Trust. The balance of required funds will come from tax credit syndication proceeds. NYNEX, the State Street Bank and the Boston Bank of Commerce have submitted letters testifying to their interest in purchasing tax credits.

The project architect is Domenech & Hicks, Inc. The Community Builders, Inc. will manage the project. The BRA design staff has approved the project's design development plans as submitted. Local residents have reviewed the architectural design of the project and there is considerable support for the project.

The development team has committed to lease retail spaces in the storefront section of the building at 1777-1789 Washington Street to M & M Barber and Jack's Men's Shop once the project is completed.

Kelly E. McLean, proprietor of M & M Barber, has agreed that his business will occupy 850 square feet of ground-level retail space and 150 square feet of utility space. The lease for M & M Barber shall have a term of ten years. The first three years call for a rental price of \$8.00 per gross square foot for the retail space. The utility space in the basement will be offered at no charge to Mr. McLean. The rent for the remaining seven years of the lease will increase at a rate of five percent each year.

Norman Silverstein of Jack's Men's Shop will occupy 1,492 square feet of ground-level retail space and will occupy 600 square feet of utility space. The lease for Jack's Men's Shop shall have a term of eight years. The first three years call for a rental price of \$10.00 gross square foot for the retail space. The utility space in the basement will be offered at \$2.50 per gross square foot. The rent for the remaining five years will increase at a rate of five percent each year.

EOCD's funding commitment was based on the development team's ability to start construction this year. Furthermore, to fully utilize the tax credits available this year, the land must be conveyed and the project must start construction in December, 1989. To protect the interests and goals of the BRA, the Land Disposition Agreement shall contain provisions making the conveyance of Parcels 29A, SE-70 and SE-71 subject to the Partnership submitting final working drawings and specifications and financial commitments for approval by the BRA Director.

It is, therefore, recommended that Roxbury Corners Limited Partnership be granted final designation as redeveloper of Parcels 29A, SE-70 and SE-71 for the purpose of creating 54 limited-equity cooperative housing units, 5889 square feet of commercial space and 19 surface parking spaces.

An appropriate resolution follows:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF ROXBURY CORNERS LIMITED PARTNERSHIP FOR DISPOSITION PARCELS 29A, SE-70 and SE-71 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Roxbury Corners Limited Partnership has submitted a satisfactory proposal for the development of Disposition Parcels 29A, SE-70 and SE-71 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment,

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Roxbury Corners Limited Partnership be, and hereby is, finally designated as Redeveloper of Parcels 29A, SE-70 and SE-71 in the South End Urban Renewal Area;
2. That it is hereby determined that the Roxbury Corners Limited Partnership possesses the qualifications necessary to acquire and develop the land in accordance with the Urban Renewal Plan and the Project Area;
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment;

4. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and, further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment;
5. That the Authority enter into, and the Director be and hereby is authorized, for and in behalf of the Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 29A, SE-70 and SE-71, in the South End Urban Renewal Area Project No. Mass R-56, to Roxbury Corners Limited Partnership, said documents to be substantially in the Authority's usual form, and such other documents in connection with the transaction as the Director may deem reasonable and necessary. The Land Disposition Agreement shall contain provisions making the conveyance of Parcels 29A, SE-70 and SE-71 subject to Roxbury Corners Limited Partnership submitting final working drawings and specifications and financial commitments for approval by the Authority's Director; and
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers' Statement for Public Disclosure" (Federal Form H-6004).

PROJECT FACT SHEET

1. Parcel or Project Name:
Parcels 29A, SE-70, SE-71
Roxbury Corners Housing Project
2. Project Manager:
Maria Faria
3. Developer/Address:
The Roxbury Corners Limited Partnership is located at 434
Massachusetts Avenue, Suite 404, Boston, MA 02118
4. Site Location:
Parcel 29A is located at 1797-1815 Washington Street.
Parcels SE-70 and SE-71 are located at 1777-1789 Washington
Street and at 133-141 Northampton Street. These parcels are
located in the South End Urban Renewal Area and are included
in the SENHI program.
5. Parcel Description:
 - A. Parcel 29A consists of about 24,040 square feet of
vacant land.
 - B. Parcels SE-70 and SE-71, located at 1777-1789
Washington Street and 133-141 Northampton Street,
consist of a four-and-one-half story building and a
two-story mixed-use building on approximately 11,915
square feet of land. There are three businesses
located on the ground floor at 1777-1789 Washington
Street. They are M & M Barber, Jack's Men's Shop and
Shoe Shine Parlor. The upper floors are currently
vacant.

The development team intends to demolish 135-141
Northampton Street and replace it with a four-story
brick building.
6. Action Requested:
This memorandum requests that the Boston Redevelopment
Authority (BRA) grant final designation to the Roxbury
Corners Limited Partnership as redevelopers of Parcels 29A,
SE-70 and SE-71 at 1783-1789, 1797-1815, and 1777-1781
Washington Street. On these adjacent parcels of land,
Roxbury Corners Limited Partnership intends to create 54
limited-equity cooperative housing units, 5889 square feet
of commercial space and 19 surface parking spaces.

7. Previous Board Actions:

- A. On October 8, 1987, the UDC/BBC/UNLR team was granted tentative designation as redeveloper of Parcel 29A.
- B. On December 8, 1988, UDC/BBC/UNLR was granted tentative designation as redeveloper of Parcels SE-70 and SE-71.
- C. On December 8, 1988, the tentative designation of UDC/BBC/UNLR as redeveloper of Parcel 29A was modified to reflect 32 rental units of which two-thirds were reserved for low- and moderate-income families.
- D. On October 26, 1989 the BRA approved a \$150,000 grant and authorized a first mortgage lien in the amount of \$150,000 on BRA-owned properties on Parcels 29A, SE-70 and SE-71.

8. Development Program

United South End/Lower Roxbury Development Corporation (UDC) Boston Bank of Commerce (BBC), and United Neighbors of Lower Roxbury, Inc. (UNLR), the developers, intend to develop the three parcels into 54 limited-equity cooperative units, 5889 square feet of commercial space, and 19 surface parking spaces. Forty-one units will be available for low- and moderate-income families. UDC/BBC/UNLR has created a legal entity that will hold title to Parcels 29A, SE71 and SE-70 called The Roxbury Corners Limited Partnership.

9. Total Development Costs:

The total development costs have been estimated at \$8,712,642.00.

10. Zoning:

The developer anticipates presenting a petition to the Zoning Board of Appeal by December, 1989.

11. Design:

The Design Development plans have been approved by the staff.

12. Fair Housing Plan:

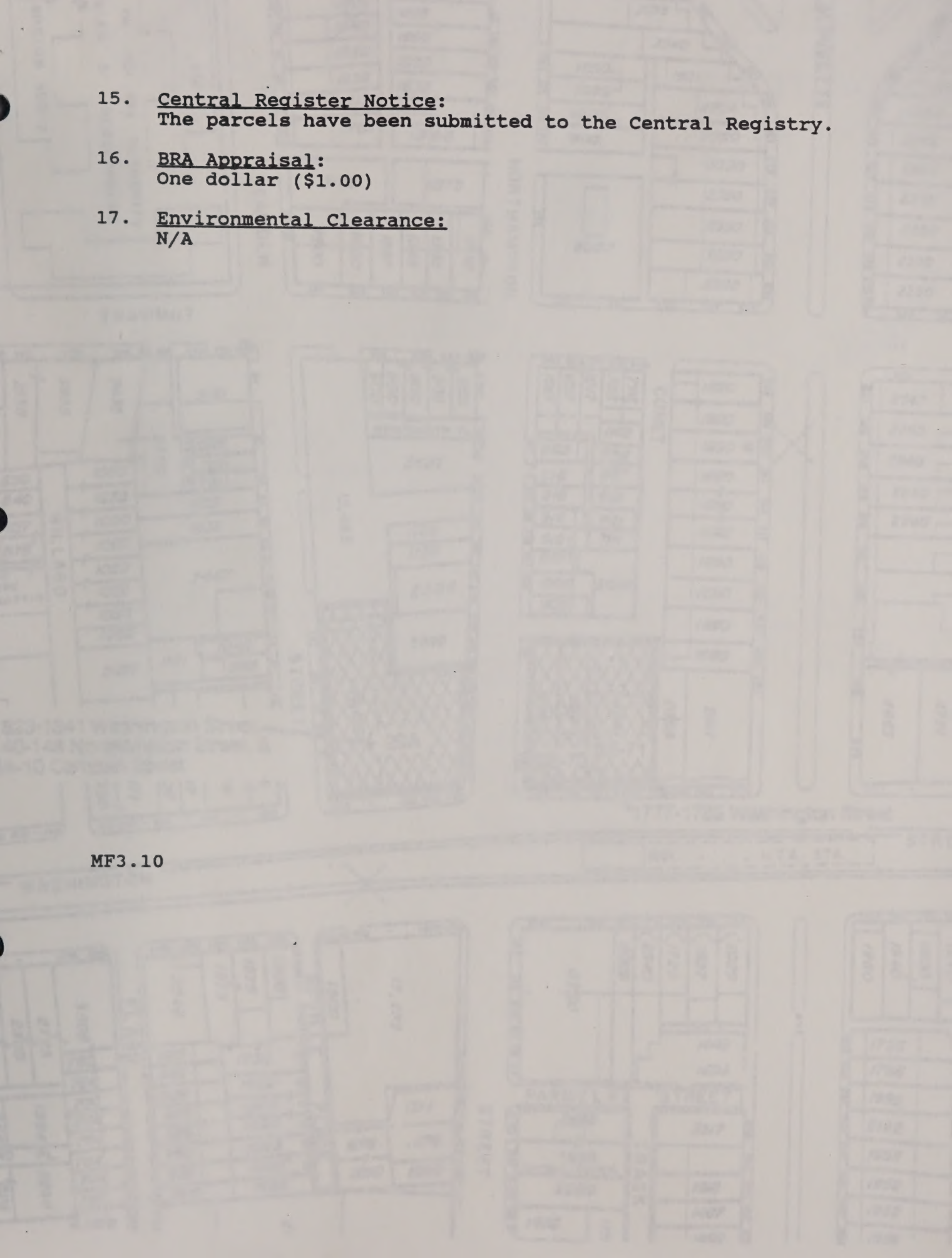
The developer has submitted a preliminary marketing plan to Joan Smith.

13. Community Meeting:

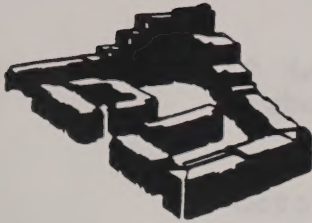
Two community design review meetings were held. There is significant community support for the design.

14. Transportation Access Plan:

Preliminary plans were sent to the Transportation Department for review.

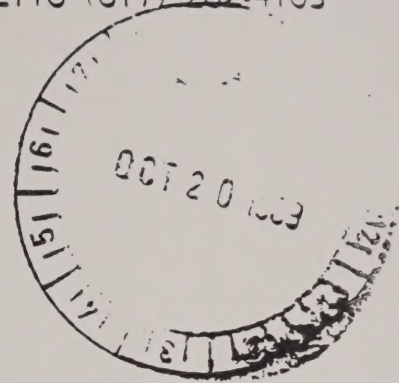
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15. Central Register Notice:
The parcels have been submitted to the Central Registry.
16. BRA Appraisal:
One dollar (\$1.00)
17. Environmental Clearance:
N/A

MF3.10



Tent City Corporation

130 Dartmouth Street, Boston, MA 02116 (617) 262-4103



October 13, 1989

Ms. Maria Faria
Director, Senhi
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Ms. Faria:

We are writing in support of the design developed by United South End/Lower Roxbury Development Corporation in its Roxbury Corners Development. UDC and its architects have worked with the community in the design process and we feel community concerns have been well addressed.

Sincerely,

Betty Meredith
Executive Director

BM/pl

10 Hammond Street
Roxbury, MA

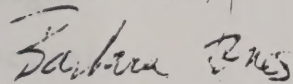
October 13, 1989

Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201
To the Attention of Maria Faria, SENHI

Dear Ms. Faria:

As the manager of the Mandela housing development, I met with representatives of UDC and have reviewed their design for the proposed Roxbury Corners cooperative housing development. Residents of Mandela are pleased with the plans for this project and look forward to seeing it in the neighborhood. Please give the project's design approval. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Jones".

Barbara Jones

34 Hammond Street, 1A
Roxbury, MA

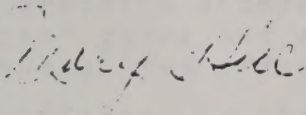
October 13, 1989

Ms. Maria Faria
BRA - SENHI
Boston City Hall
Boston, MA 02201

Dear Ms. Faria:

I am a resident of the Mandela development in Lower Roxbury and have met with representatives of UDC, the developer of Roxbury Corners. I think they have a nice design for this project and urge you to expedite the approval of the design.

Sincerely,



Mary Hill

SOUTH END

NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"



October 12, 1989

Maria Faria
Project Manager
South End Neighborhood Housing Initiative (SENH)
Boston Redevelopment Authority (BRA)
One City Hall Square
Boston, Massachusetts

Dear Maria,

On behalf of the South End-Lower Roxbury Housing & Planning Coalition, I wish to offer comment, on the design of Roxbury Corners (parcels SE-70 and 80-4), as proposed by the United South End Lower Roxbury Community Development Corporation (USLRC).

As a participant at last night's Community Design Review of the Roxbury Corners parcels, I was most encouraged by USLRC's progress since the initial schematic design review. All of the community concerns raised at the initial review seem to have been met. The security concerns will be, for the most part addressed architecturally, by the smaller arch and the very creative change in the design of the transitway. The proposed gates and especially the "perforations" will lessen the tunnelling effect and increase safety.

The revisions in the facade on Northampton Street (80-4) have made a dramatic change, eliminating the previous monotonous effect and enhancing the entire structure.

Overall, the architects have overcome a difficulty, by designing buildings which meld in with the existing historic structures abutting SE-70-71, are in consort with existing community standards, and will blend nicely with the proposed Barnstable Court across the street.

The SE-LR Housing & Planning Coalition wishes to state for the record that it endorses and approves of the design of Roxbury Corners, and encourages both USLRC and the BRA to move into the next phase.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Pat Cusick'.

Pat Cusick
for the
South End-Lower Roxbury Housing & Planning Coalition

cc. Sylvia Hyman III, USLRC

United South End/Lower Roxbury Development Corporation
434 MASSACHUSETTS AVENUE
BOSTON, MA 02118
TELEPHONE: (617) 266-5451

November 3, 1989

Ms. Maria Faria, SENHI Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Maria:

This is the follow-up on our conversation about the mortgagor entity and the general partnership entities for the proposed Roxbury Corners Housing Development.

The mortgagor entity will be known as the Roxbury Corners Limited Partnership.

The initial managing general partner will be known as the UDC Housing Development Corporation. In accordance with our agreement with United Neighbors of Lower Roxbury, UNLR will have a seat on the board of directors of this general partner. This corporation will be organized as a MGL, Chapter 156B Corporation.

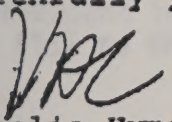
Since this project is being developed as a limited equity cooperative, a cooperative general partner, comprised of tenants of the development will also be created. This entity will be organized as a MGL Chapter 157 Cooperative Corporation.

The limited partners in the Roxbury Corners Limited Partnership are expected to include the following:

1. Boston Bank of Commerce
2. State Street Bank
3. NYNEX Properties Co.

If you have questions or need additional information please contact us.

Faithfully yours,


Syvalia Hyman III
President

Enclosure

cc: Vernay A. Myers Esq.,
Fitch Miller & Tourse

Jonathan Juhl
The Community Builders

United South End/Lower Roxbury Development Corporation

2 Rutland St., Boston, Ma. 02118
Telephone (617) 266-5451

June 30, 1987

Boyce W. Slayman, Chairman
James R. Davis, President
United Neighbors of Lower Roxbury, Inc.
Community Center
90 Warren Street
Boston, MA 02120

Dear Messrs. Slayman and Davis:

The purpose of this letter is to outline the agreement between UDC and the UNLR in a Joint Venture, with the Boston Bank of Commerce to undertake the development of four redevelopment parcels along Massachusetts Avenue, Washington and Northampton Streets in the Lower Roxbury Section of Boston which are currently advertised by the Boston Redevelopment Authority.

UDC and the UNLR propose to undertake this development as a joint venture with their respective roles outlined as follows:

1. UDC will create an affiliate corporation which will serve as the managing general partner in a limited partnership which will develop and operate approximately 157 apartments and commercial space and parking on BRA Parcels R-12A, R-12B, 29A and 33B.
2. UNLR will have a seat on the board of directors of the managing general partner.
3. As a participant in the Joint Venture UNLR shall receive 15% of the net cash flow to the managing general partner.

BA. UNLR Shall receive payment for Professional and Community Services Provided to the benefit of the development, the general partner and the partnership.

4. The Development Team as proposed to undertake this project is as follows:

Developer/owner: Joint Venture of United Neighbors of Lower Roxbury, Inc.; UDC - the United South End/Lower Roxbury Development Corporation and the Boston Bank of Commerce

Architect/Designer: CPF Domenech and Hicks, Inc. Architects.

Development Consultant : Greater Boston Community Development Inc.

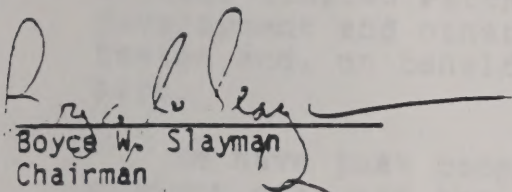
Leasing Agent/Broker: R.E. Hill and Company Inc.

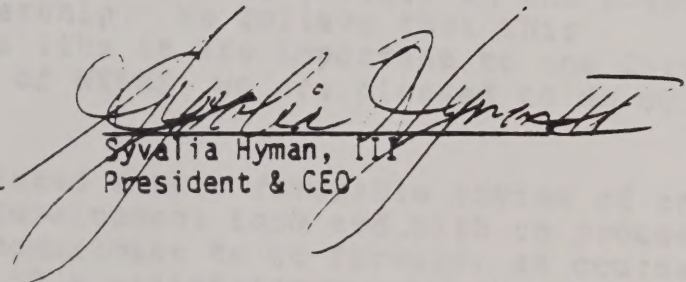
If this agreement is acceptable to UNLR, please execute and return the original and two copies of this letter to UDC at the above address.

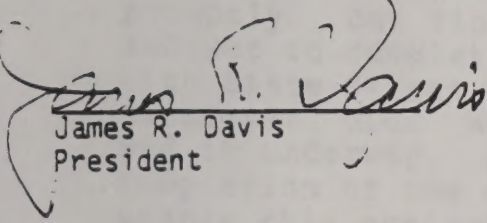
Agreed and accepted:

UNITED NEIGHBORS OF
LOWER ROXBURY, INC.

UNITED SOUTH END LOWER ROXBURY
DEVELOPMENT CORPORATION [UDC]


Boyce W. Slayman
Chairman


Syvalia Hyman, III
President & CEO


James R. Davis
President

**NYNEX**

October 24, 1989

Mr. Stephen Coyle
Boston Redevelopment Authority
1 City Hall
Boston, Massachusetts

Dear Mr. Coyle:

Re: Roxbury Corners Project

As we discussed last week, NYNEX Properties is moving forward to participate as an equity partner in the Roxbury Corners Limited Partnership. We believe that this development and others like it are important to the City of Boston and, on behalf of NYNEX, we are pleased to do our part.

We have just completed a very favorable review of the project plan and the development team and wish to proceed promptly. Our final commitment to go forward, of course, is subject to completion of a satisfactory partnership agreement with State Street Bank, Boston Bank of Commerce and the developer, UDC. Work with our prospective partners to that end is underway. Also, all necessary approvals and the completion of the documentation should proceed in time to enable this project to qualify for tax credits under the existing enabling legislation. Any advice or assistance you can give to facilitate this would be greatly appreciated.

Finally, please let me know if I can be of any assistance to your office in moving this effort forward.

Sincerely,

BSA/ga

